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PLUMBING FIXTURE SCHEDULE	
TAG	SPECIFICATION
SK-1	<p><b>BARRIER-FREE COMMERCIAL SINKS</b></p> <p>FRANKIE COMMERCIAL ALBS4006P-1 SINK - SINGLE COMPARTMENT SINK, CUSTOM HOLE DRILLINGS, COMMERCIAL SINKS, WITH OVERALL DIMENSION, 562 MM (22-1/8") LONG, 478 MM (18-13/16") WIDE, 152 MM (6") HIGH, CONSTRUCTED FROM 18 GAUGE TYPE 304 STAINLESS STEEL, POLISHED TO #4 SATIN FINISH, FACTORY INSTALLED EZ TORQUE® FASTENERS, FACTORY APPLIED RIM SEAL, CENTER BACK WASTE LOCATION, 38 MM (1-1/2") (DN38) BRASS TAILPIECE, 89 MM (3-1/2") CRUMB CUP STRAINER, WASTE FITTING INCLUDED, UNDERCOATED TO REDUCE CONDENSATION AND RESONANCE, COMPLIANCES AND CERTIFICATIONS: ANSI A117-1 COMPLIANT, ASME A112.18.3 COMPLIANT, CSA B45.4 COMPLIANT, CHICAGO FAUCETS 895-317GN2FCAB FAUCET - COUNTER MOUNTED, MANUAL, TWO HANDLES, SINK FAUCET, POLISHED CHROME FINISH, 102 MM (4") CENTERSET, LEAD FREE ANSINSF 61 COMPLIANT ECAS18 BRASS CONSTRUCTION, 1/4 TURN COMPRESSION CARTRIDGE, 5.7 LPM (1.5 GPM) MAXIMUM FLOWRATE, FLANK END OUTLET WITH LAMINAR FLOW CONTROL, INSERT IN SPOUT INLET, RIGIDSWING GOOSENECK SPOUT, 133 MM (5-1/4") SPOUT REACH, 263 MM (11-1/8") HIGH, 102 MM (4") WRIST BLADE HANDLE WITH INDEXED BUTTONS, 13 MM (1/2") NPSM SUPPLY INLET FOR 10 MM (3/8") OR 13 MM (1/2") FLEXIBLE RISER.</p> <p>TERMOSTATIC MIXING VALVE: WATTS #FLM495</p>
LAV-1	<p><b>LAVATORY</b></p> <p>AMERICAN STANDARD 0475047 020 BASIN - DROP-IN LAVATORY, VITREOUS CHINA, WHITE FINISH, SINGLE HOLE CENTERSET, FRONT OVERFLOW, WITH FAUCET LEDGE, OVERALL DIMENSIONS: 518 MM (20-3/8") LONG, 441 MM (17-3/8") WIDE, 178 MM (7") HIGH, BOWL DIMENSIONS: 406 MM (16") LONG, 294 MM (11 7/8") WIDE, 143 MM (5-5/8") DEEP.</p> <p>DELTA FAUCET MODEL 590TPA1190 DECKMOUNT HI-RISE SPOUT WITH INTEGRAL SENSOR H2OPTICS® TECHNOLOGY, BATTERY OPERATED, SURFACE MOUNT CONTROL BOX, VANDAL RESISTANT 0.35 GPM (1.32 L/MIN) NON-AERATING SPRAY OUTLET, COMPLIES WITH ASME A112.18.1/CSA B125.1</p> <p>TERMOSTATIC MIXING VALVE: WATTS #FLM495</p>
NOTES: 1. PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL PRIOR TO ORDERING. 2. PROVIDE WATER SUPPLIES TO ALL FIXTURES COMPLETE WITH METAL ANGLE STOPS, ADAPTERS, ESCUTCHEONS, FLEXIBLE METAL RISERS, AND REQUIRED VALVES, TRAPS, AND FAUCETS. PROVIDE CAST BRASS P-TRAP WITH CLEANOUT, UNION, AND ESCUTCHEON. 3. ALL PLUMBING FIXTURES SHALL BE LOW-WATER-CONSUMPTION TYPE IN ACCORDANCE WITH OBC.	

INDOOR HEAT PUMP UNIT											
TAG	LOCATION	MAKE	MODEL	SENSIBLE COOLING CAPACITY (kW)	TOTAL COOLING CAPACITY (kW)	HEATING CAPACITY (kW)	MCA (A)	MOP (A)	VOLTAGE/PH/Hz	DIMENSIONS (WXHXD) (mm)	WEIGHT (KG)
IDU-201-1	T201	DAIKIN	FXAA24AAVJU	4.3	6.0	7.7	0.6	15.0	208-230/1/60	1120 × 295 × 249	20.1
IDU-201-2	T201	DAIKIN	FXAA12AAVJU	2.2	3.0	3.9	0.4	15.0	208-230/1/60	859 × 295 × 249	12.3
IDU-201-3	T201	DAIKIN	FXAA12AAVJU	2.2	3.0	3.9	0.4	15.0	208-230/1/60	859 × 295 × 249	12.3
NOTES: 1. PROVIDE DRAIN PUMP KIT MODEL DACA-CP1-1 (16W, 100 ~250VAC). 2. PROVIDE MOUNTING BRACKET, CONTROLLER, REMOTE CONTROL, THERMIST AND THERMOSTAT GUARD. REFER TO DRAWINGS FOR QUANTITIES AND LOCATIONS. 3. PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL, PRIOR TO ORDERING.											

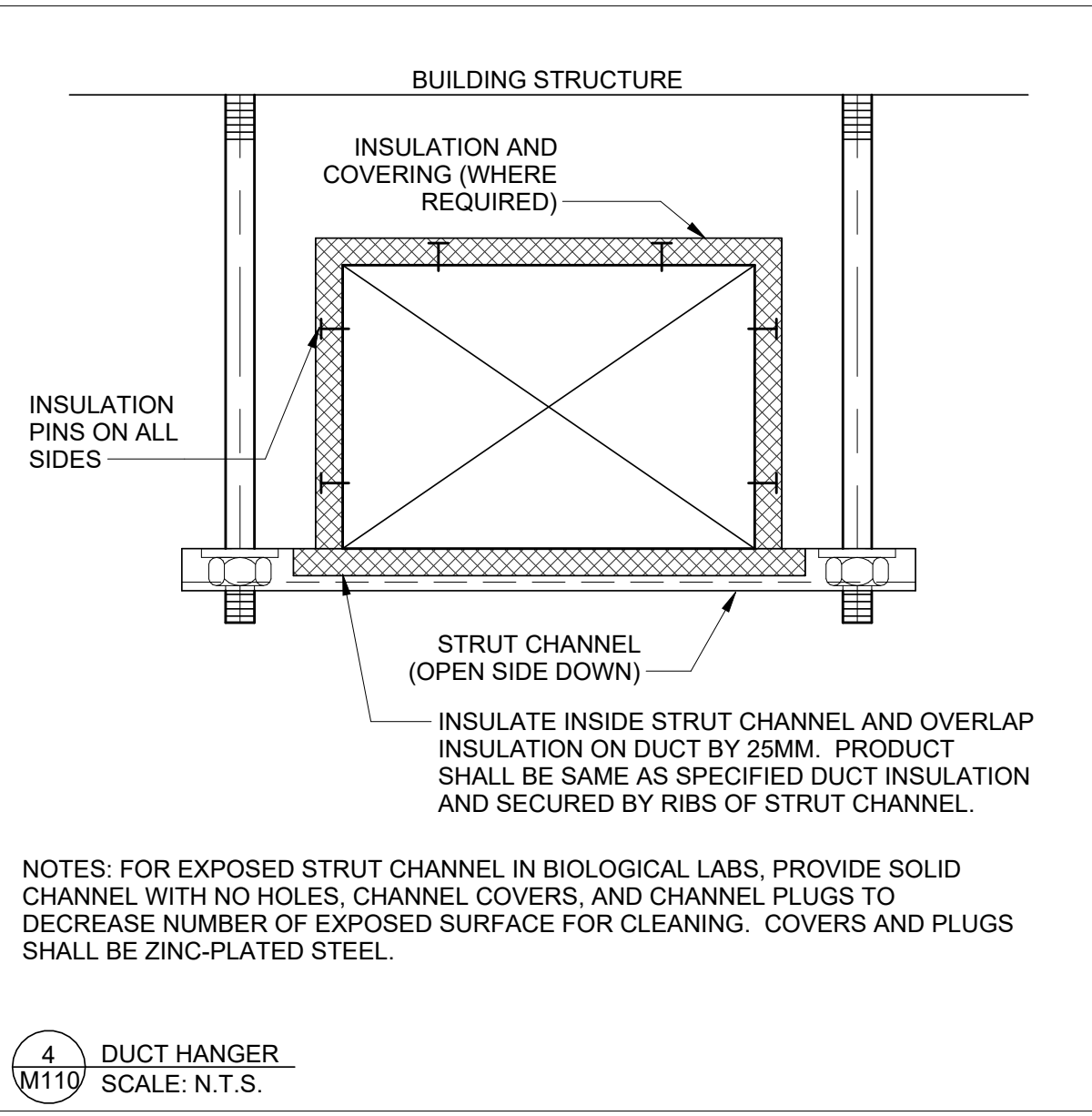
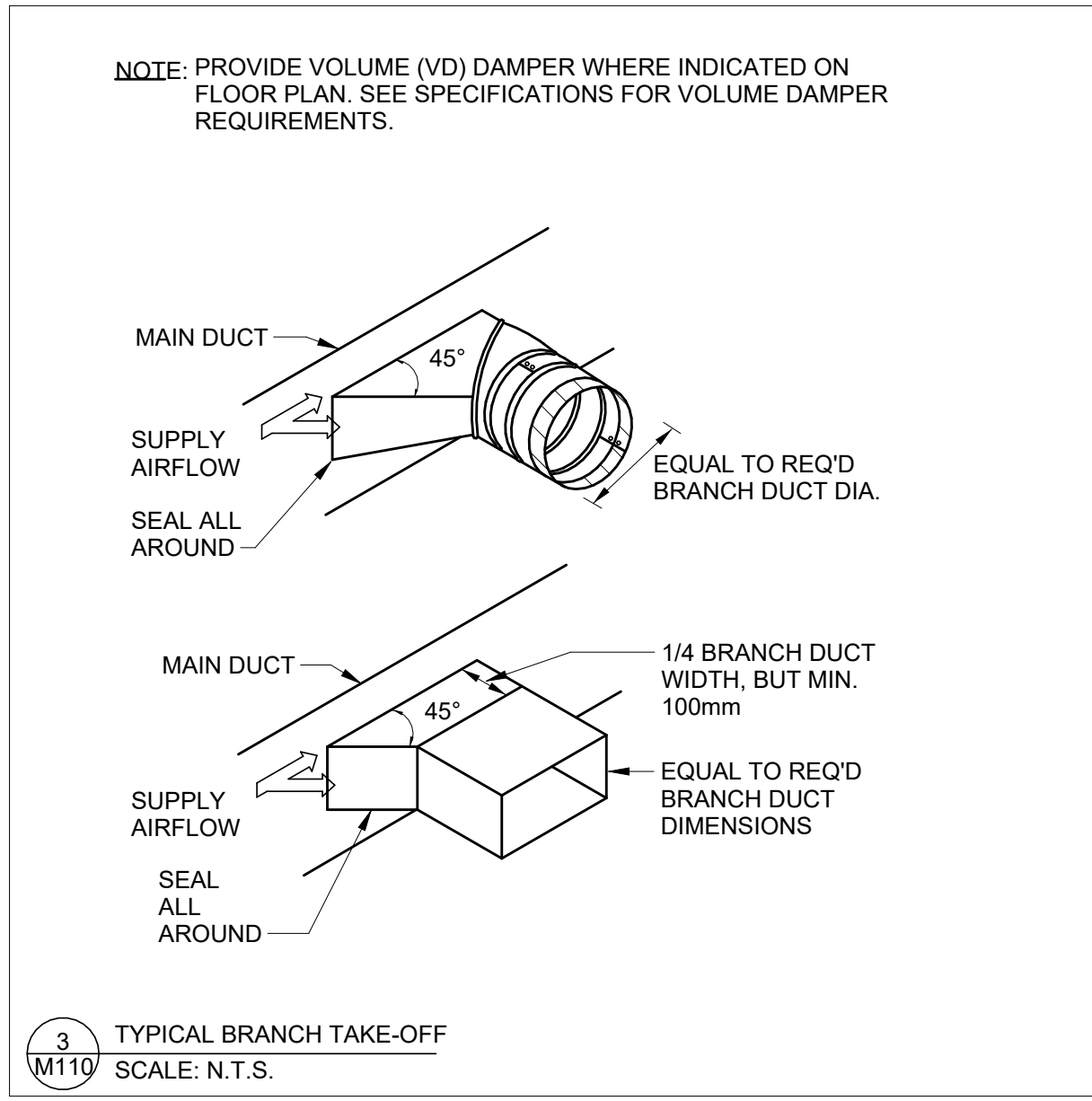
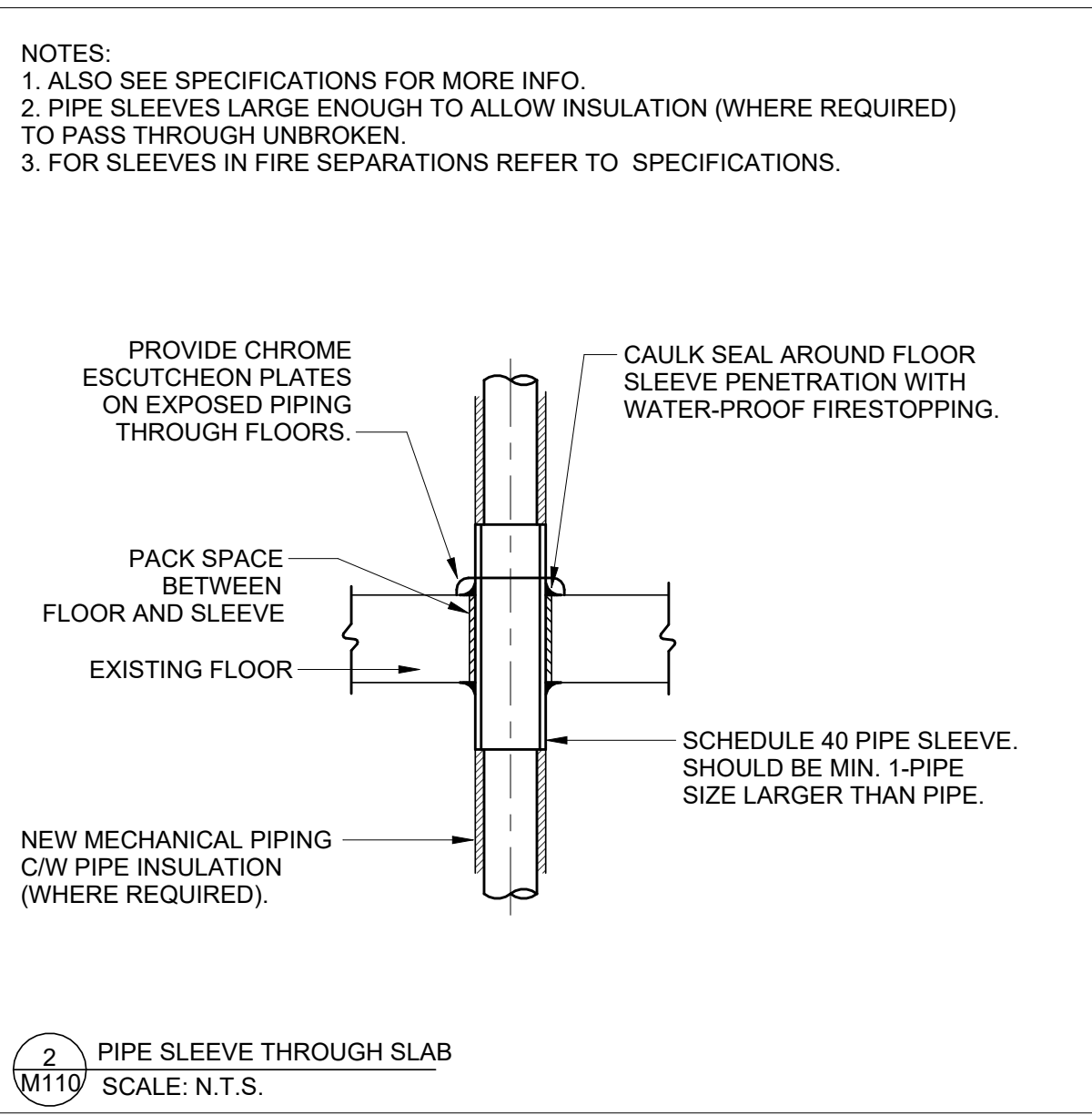
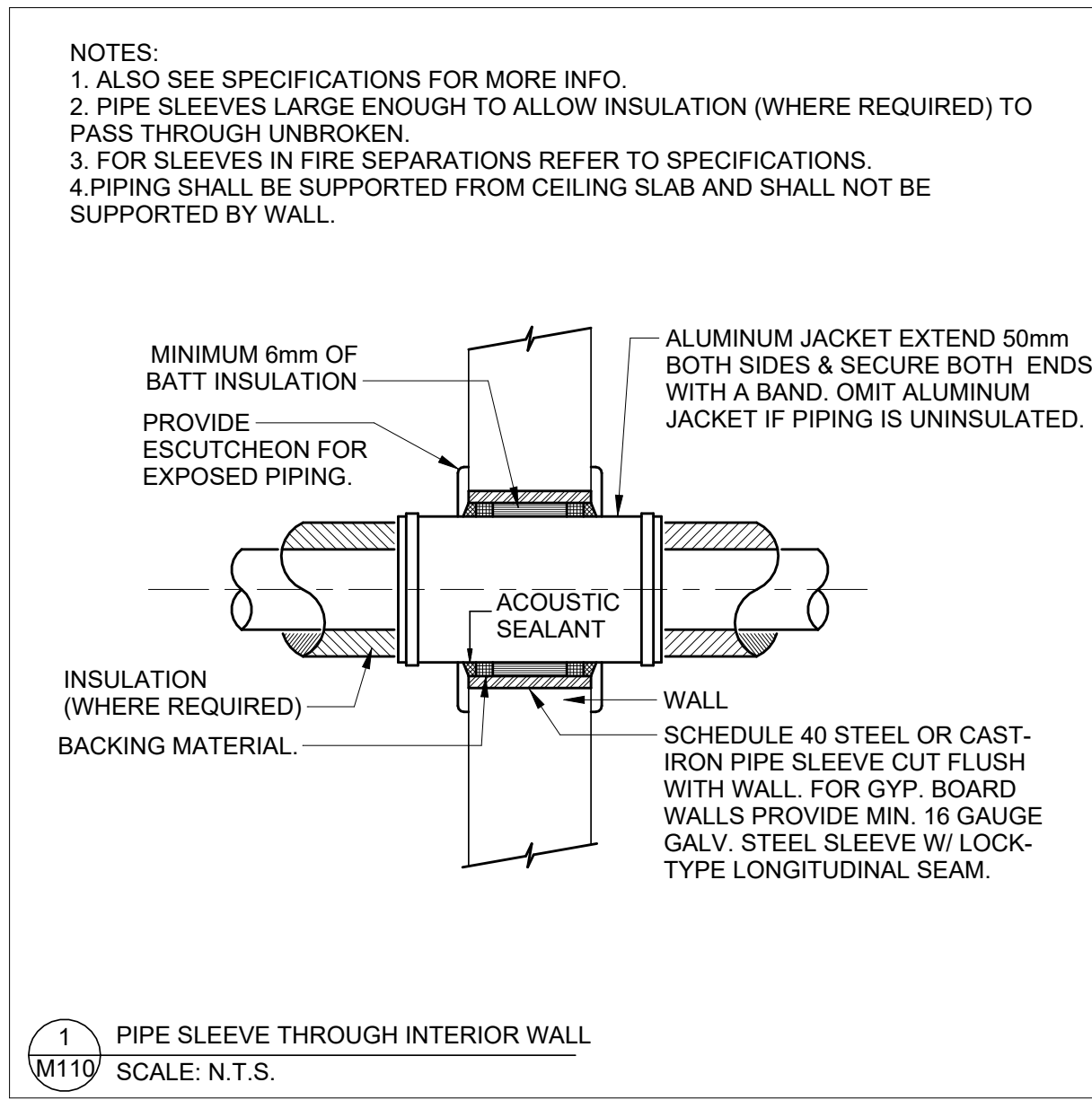
CONDENSING UNIT										
TAG	LOCATION	MAKE	MODEL	TOTAL COOLING CAPACITY (kW)	HEATING CAPACITY @ -4°F (kW)	MCA (A)	MOP (A)	VOLTAGE/PH/Hz	DIMENSIONS (WxHxD) (mm)	WEIGHT (KG)
ODU-201-1	GROUND FLOOR - OUTSIDE	DAIKIN	RXT48AAVJU	12.4	7.3	29.4	30.0	208-230/1/60	1,100 × 871 × 460	100.2
NOTES: 1. REFRIGERANT TYPE R-32, ESTIMATED TOTAL CHARGE 4.4 KG. 2. PROVIDE WALL MOUNTING SUPPORTS FOR DETAILS. 3. PROVIDE WIND BAFFLE AND DRAIN PAN HEATER (200W, 0.87A DRAW, 1.1 MCA, SINGLE PHASE). 4. PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL PRIOR TO ORDERING.										

WINDOW AIR CONDITIONING UNIT								
TAG	LOCATION	MAKE	MODEL	COOLING CAPACITY (W)	ELECTRIC CURRENT (A)	VOLTAGE/PH/Hz	DIMENSIONS (HxWxD) (mm)	WEIGHT (kg)
WAC-200-1	T200	FRIEDRICH	CCF10B10C	2931	9.5	115/1/60	337 x 473 x 441	22.7
WAC-200-2	T200	FRIEDRICH	CCF10B10C	2931	9.5	115/1/60	337 x 473 x 441	22.7
WAC-321-1	T321	FRIEDRICH	CCF10B10C	2931	9.5	115/1/60	337 x 473 x 441	22.7
WAC-421-1	T421	FRIEDRICH	CCF08B10C	1758	6.0	115/1/60	340 x 473 x 397	19.1
WAC-405-1	T405	FRIEDRICH	CCF10B10C	2931	9.5	115/1/60	337 x 473 x 441	22.7
WAC-701-1	T701	FRIEDRICH	CCF08B10C	1758	6.0	115/1/60	340 x 473 x 397	19.1
NOTES: 1. REFRIGERANT TYPE R-32. 2. PROVIDE MOUNTING BRACKET AND WEATHER SEALING. REFER TO DESIGN NOTES AND ARCHITECTURAL DRAWINGS FOR DETAILS. 3. PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL PRIOR TO ORDERING.								

THERMAL INSULATION					
SERVICE	LOCATION	DIAMETER/SIZE	THICKNESS	VAPOUR BARRIER	COVERING
DOMESTIC COLD WATER, CONDENSATE DRAINAGE, SANITARY DRAINAGE	EXPOSED	<=32MM	15MM	YES	PVC JACKET
	CONCEALED	<=32MM	15MM	YES	WHITE KRAFT (AS/J)
	EXTERIOR/UNCONDITIONED	<=32MM	25MM	NO	NONE
DOMESTIC HOT WATER RECIRCULATION	EXPOSED	<=32MM	25MM	NO	PVC JACKET
	CONCEALED	<=32MM	25MM	NO	WHITE KRAFT (AS/J)
	EXTERIOR/UNCONDITIONED	<25MM	12MM	YES	REFER TO SPEC.
REFRIGERANT	EXPOSED	<25MM	12MM	YES	PVC JACKET
	CONCEALED	<25MM	12MM	YES	NONE
NOTES: 1. SEE MECHANICAL SPECIFICATIONS FOR ADDITIONAL INFORMATION ON THERMAL INSULATION. 2. INSULATION THICKNESS TO BE AS PER LATEST ASHRAE 90.1-2018 STANDARDS. 3. PROVIDE INSULATION RIDGE OR OVER SUPPORTS TO MAINTAIN INSULATION THICKNESS AS SPECIFIED ABOVE. 4. FOR SANITARY DRAINAGE SERVICE, PROVIDE INSULATION ONLY WHERE SHOWN ON DRAWINGS.					

DUAL DUCT MIXING BOX					
MAKE	MODEL	LOCATION	MIN AIRFLOW	MAX AIRFLOW	
E.H PRICE	DDS-5	VARIOUS LOCATIONS	71 L/s	165 L/s	
E.H PRICE	DDS-6	VARIOUS LOCATIONS	94 L/s	189 L/s	
E.H PRICE	DDS-7	VARIOUS LOCATIONS	94 L/s	280 L/s	
E.H PRICE	DDS-8	VARIOUS LOCATIONS	165 L/s	354 L/s	
E.H PRICE	DDS-10	VARIOUS LOCATIONS	236 L/s	614 L/s	
NOTES: 1. PROVIDE SEPARATE PRICING FOR EACH MODEL, INCLUDING DUCT CONNECTIONS, HANGERS, AND PNEUMATIC CONTROL INTEGRATION. REFER TO DESIGN NOTES FOR DETAILS. 2. PROVIDE SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL PRIOR TO ORDERING.					

<p>GROUND FLOOR - OUTDOOR</p> <p>ODU-201-1</p>	<p>ROOM T201</p> <p>IDU-201-3</p> <p>IDU-201-2</p> <p>IDU-201-1</p> <p>EXISTING PNEUMATIC TEMPERATURE SENSOR TO REMAIN</p>
<p><b>ADMIN OFFICE WORKSTATIONS - T201 - SYSTEM SEQUENCE OF OPERATIONS</b></p> <p><b>LOCATION:</b> 481 SPADINA AVE, 2ND FLOOR, ADMIN OFFICE WORKSTATIONS - T201</p> <p><b>DESCRIPTION:</b> INDOOR AIR CONDITIONING UNITS (IDUs) PROVIDE SUPPLEMENTARY COOLING.</p> <p><b>SENSOR FUNCTION:</b> EXISTING PNEUMATIC TEMPERATURE SENSOR TO REMAIN AND CONTROL DUAL-DUCT BOXES AS PRIMARY COOLING SOURCE. CONFIRM SETPOINTS: 24°C IN COOLING MODE AND 22°C IN HEATING MODE. NEW IDU TEMPERATURE SENSORS (MANUFACTURER-SUPPLIED) TO MAINTAIN ROOM TEMPERATURE AS SUPPLEMENTARY COOLING SOURCE.</p> <p><b>SCHEDULE:</b> THE OCCUPIED AND UNOCCUPIED MODES ARE DETERMINED BY A TIME OF DAY SCHEDULE. THE SYSTEM OPERATES UNDER NORMAL CONDITIONS DURING OCCUPIED SCHEDULE.</p> <p><b>OCCUPIED SCHEDULE:</b> THE INITIAL SCHEDULE IS OCCUPIED FROM 8:00AM TO 5:00PM. (OPERATOR ADJUSTABLE)</p> <p><b>UNOCCUPIED SCHEDULE:</b> THE INDOOR AIR CONDITIONING UNIT DISABLED DURING UNOCCUPIED SCHEDULE.</p> <p><b>SYSTEM START/STOP:</b> IDUs ARE ENABLED OR DISABLED VIA OPERATOR COMMAND OR SCHEDULE.</p> <p><b>MODE OF OPERATION:</b></p> <ul style="list-style-type: none"><li>WHEN SPACE TEMPERATURE EXCEEDS EXISTING PNEUMATIC TEMPERATURE SENSOR SETPOINT (24°C), 2°C (OPERATOR ADJUSTABLE), THE ASSOCIATED (IDU/S) SHALL ENABLE AND MODULATE TO MAINTAIN THE EXISTING THERMOSTAT SETPOINT.</li><li>(IDU/S) UNIT DISABLES WHEN SPACE TEMPERATURE FALLS TO SETPOINT.</li></ul> <p><b>INTEGRATION WITH OTHER SYSTEMS:</b> NOT APPLICABLE.</p> <p><b>ALARMS:</b> NOT APPLICABLE.</p> <p><b>TRENDING:</b> NOT APPLICABLE.</p>	



5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
4	ISSUED FOR TENDER	2026-01-21
3	ISSUED FOR F&S CD REVIEW	2026-01-16
2	ISSUED FOR PERMIT	2026-01-14
1	ISSUED FOR F&S CD REVIEW	2025-11-07

REV.	DESCRIPTION	DATE
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KEY PLAN (NITS)	SCALE
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DRAWN BY: AM	SCALE: As indicated
REVIEWED BY: AL	DATE CREATED: 2025-09-09
UNIVERSITY PROJECT NUMBER: NORTH POINT	

P164-25-078





## Design & Engineering

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A. EXISTING HVAC SYSTEM, INCLUDING ALL DIFFUSERS, GRILLES, DUCTWORK, AND CONTROLS, TO REMAIN.  
ITEMIZED PRICE NO. 1: PRIOR TO MECHANICAL DEMOLITION, PROVIDE PRE-CONSTRUCTION AIR AUDIT AND SUBMIT FINAL REPORT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS. ACCESS TO MAIN BRANCH TAKEOFFS FOR AIR AUDIT MAY BE VIA EXISTING LIGHTING FIXTURES. PROVIDE REFERENCE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR DETAILS.  
B. ITEMIZED PRICE NO. 2: PROVIDE AIR BALANCE FOR ALL EXISTING DUAL-DUCT MIXING BOXES (NOT ALL OF THEM SHOWN); NOT ALL AIRFLOW QUANTITIES ARE SHOWN; EXACT VALUES TO BE DETERMINED BY THE ENGINEER AFTER PRE-CONSTRUCTION AUDIT. REFER TO SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.

ALL DUCT LOCATIONS AND SIZES SHOWN ARE ASSUMED. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND SIZES TO THE EXTENT INDICATED ON THE DRAWINGS IN FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER.

FOR PRE-CONSTRUCTION AIR AUDIT AND AIR BALANCING, THE CONTRACTOR SHALL SURVEY THE SITE AND IDENTIFY, MAP, AND RECORD THE LOCATIONS AND SIZES OF ALL SUPPLY, RETURN, AND EXHAUST DIFFUSERS AND GRILLES. THIS INFORMATION SHALL BE PROVIDED TO ENGINEER IN A DEDICATED FOLDER OF THE PROJECT'S SHARED DRIVE.

THE CONTRACTOR SHALL INCLUDE IN THE TENDER PRICE THE BALANCING OF 10 DUAL-DUCT MIXING BOXES IN THE BASEMENT AND 6 UNITS ON THE GROUND FLOOR. LOCATIONS AND SIZES SHALL BE CONFIRMED DURING THE SITE SURVEY BY CONTRACTOR.



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KEY PLAN (NTS)	SEAL
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KEY PLAN (NTS)	SEAL
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## Tower FOI Relocation

## BASEMENT FLOOR PLAN - HVAC NEW WORK

REVIEWED BY: AL	DATE CREATED: 2023-09-08
UNIVERSITY PROJECT NUMBER	NORTH POINT

P164-25-078

<b>M301</b>	<b>5</b>
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255 McCaul Street, 4th Floor, Toronto, Ontario M5T 1W

A EXISTING HVAC SYSTEM, INCLUDING ALL DIFFUSERS, GRILLES, DUCTWORK, AND CONTROLS, TO REMAIN.  
ITEMIZED PRICE NO.1: PRIOR TO MECHANICAL DEMOLITION, PROVIDE PRE-CONSTRUCTION AIR AUDIT AND SUBMIT FINAL REPORT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS. ACCESS TO MAIN BRANCH TAKEOFFS FOR AIR AUDIT MAY BE VIA EXISTING LIGHTING FIXTURE OPENINGS. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR DETAILS.

B ITEMIZED PRICE NO.2: PROVIDE AIR BALANCING FOR ALL EXISTING DUAL-DUCT MIXING BOXES (NOT ALL OF THEM SHOWN), NOT ALL AIR QUANTITIES ARE SHOWN. SHALL BE CONFIRMED BY THE ENGINEER AFTER PRE-CONSTRUCTION AUDIT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.

1 ALL DUAL LOCATIONS AND SIZES SHOWN ARE ASSUMED. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND SIZES TO THE EXTENT INDICATED ON THE DRAWINGS IN FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER.

2 FOR PRE-CONSTRUCTION AIR AUDIT AND AIR BALANCING, THE CONTRACTOR SHALL SURVEY THE SITE AND IDENTIFY, MAP, AND RECORD THE LOCATIONS AND SIZES OF ALL SUPPLY, RETURN, AND EXHAUST DIFFUSERS AND GRILLES. THIS INFORMATION SHALL BE PROVIDED TO ENGINEER IN ADDITION TO THE LIST OF WORK ITEMS.

3 THE CONTRACTOR SHALL INCLUDE IN THE TENDER PRICE THE BALANCING OF 10 DUAL-DUAL MIXING BOXES IN THE BASEMENT AND 6 UNITS ON THE GROUND FLOOR. LOCATIONS AND SIZES SHALL BE CONFIRMED DURING THE SITE SURVEY BY CONTRACTOR.



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5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
REV	DESCRIPTION	DATE

KEY PLAN (NTS)	SEAL
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PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

481 Spadina Ave  
DRAWING SHEET TITLE  
**GROUND FLOOR PLAN -  
HVAC NEW WORK**

DRAWN BY: BL	SCALE: 1 : 50
REVIEWED BY: AL	DATE CREATED: 2025-09-09
UNIVERSITY PROJECT NUMBER	NORTH POINT
P164-25-078	

DRAWING NUMBER	REV. NUMBER
<b>M311-A</b>	<b>5</b>



5. PROVIDE NEW CONDENSING UNIT COMPLETE WITH INTERCONNECT CONTROLLING AND CONDUIT PER SPECIFICATIONS, AND WALL-MOUNTING SUPPORTS PER MANUFACTURER'S INSTRUCTIONS. REFER TO EQUIPMENT SCHEDULE FOR DETAILS. POWER CONNECTION BY ELECTRICAL CONTRACTOR.

6. PROVIDE RE-ROUTING DRAIN PIPING COMPLETE WITH INSULATION AND SUPPORTS ON EXTERIOR WALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE SLEEVE AT WALL PENETRATION PER SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR WEATHERPROOFING DETAILS.



5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
4	ISSUED FOR TENDER	2026-01-21
3	ISSUED FOR F&S CD REVIEW	2026-01-16
2	ISSUED FOR PERMIT	2026-01-14
<b>REV.</b>	<b>DESCRIPTION</b>	<b>DATE</b>

KEY PLAN (NTS)	SEAL

PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

481 Spadina Ave  
DRAWING SHEET TITLE  
**GROUND FLOOR PLAN -  
HVAC NEW WORK -  
PARTIAL PLAN**

DRAWN BY: BL	SCALE: 1 : 50
REVIEWED BY: AL	DATE CREATED: 2025-09-09
UNIVERSITY PROJECT NUMBER	NORTH POINT
P164-25-078	
DESIGNED BY	REVISED BY

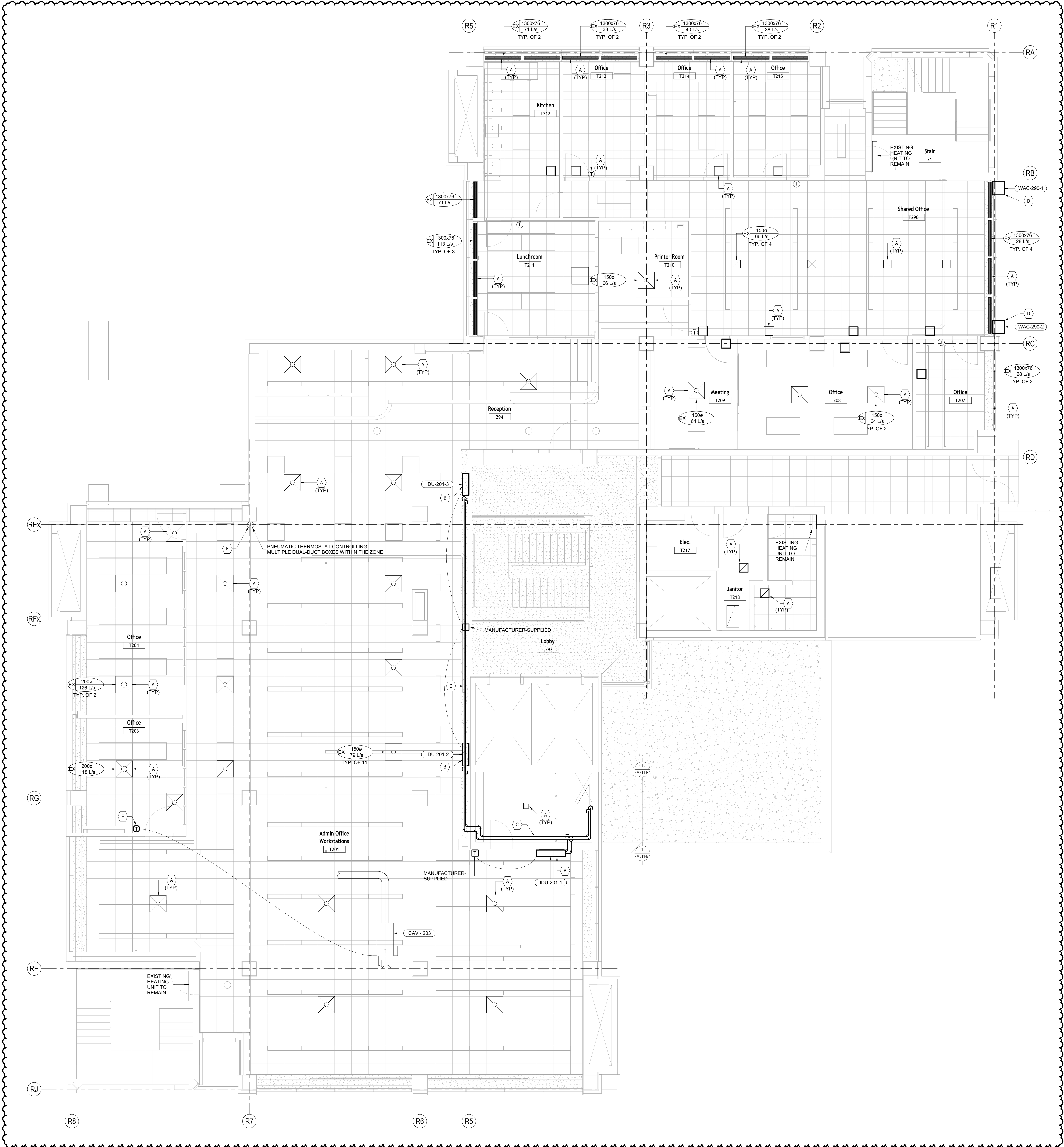




- A EXISTING HVAC SYSTEM, INCLUDING ALL DIFFUSERS, GRILLES, DUCTWORK, AND CONTROLS, TO REMAIN.  
ITEMIZED PRICE NO.1: PRIOR TO MECHANICAL DEMOLITION, PROVIDE PRE-CONSTRUCTION AIR AUDIT AND SUBMIT FINAL REPORT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS. ACCESS TO MAIN BRANCH TAKEOFFS FOR AIR AUDIT MAY BE VIA EXISTING LIGHTING FIXTURE OPENINGS. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR DETAILS.
- B SEPARATE UNIT PRICE NO.1: REMOVE EXISTING DUAL-DUCT MIXING BOX AND PROVIDE NEW UNIT COMPLETE WITH DUCT CONNECTIONS, HANGERS, AND PNEUMATIC CONTROLS. INLET DUCTS SHALL BE RIGID, FLEXIBLE DUCT IS NOT ACCEPTABLE. MODIFY PNEUMATIC CONTROLS TO CONVERT SINGLE DUCT TO DUAL DUCT. PROVIDE TWO HEATING AND ONE FOR COOLING). REFER TO MECHANICAL SCHEDULE FOR MARK AND MODELS AND SUBMIT PRICING FOR EACH UNIT SIZE SEPARATELY. CEILING CUTTING AND PATCHING BY GENERAL CONTRACTOR. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING ASSEMBLIES.



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### MECHANICAL NOTES

- A. ITEMIZED PRICE NO. 2: PROVIDE AIR BALANCING FOR ALL EXISTING SUPPLY, RETURN, AND EXHAUST DIFFUSERS AND GRILLES AND ALL DUAL-DUCT MIXING BOXES. NOT ALL AIRFLOW QUANTITIES ARE SHOWN; EXACT VALUES TO BE CONFIRMED BY THE ENGINEER AFTER DDC CONSTRUCTION AND/Or. REFER TO SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.
- B. PROVIDE WINDOW AIR CONDITIONING UNIT COMPLETE WITH REMOTE CONTROL, MOUNTING BRACKET, CONDENSATE TERMINATION, AND WEATHER SEALING. VERIFY WINDOW OPENING DIMENSIONS AND STRUCTURAL SUPPORT PRIOR TO INSTALLATION. SEAL ALL PERIMETER GAPS AIRTIGHT AND WEATHERPROOF. PROVIDE INFILL PANEL OR GLAZING AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. MAINTAIN ACCESS FOR FILTER REMOVAL AND MAINTENANCE. POWER CONNECTION BY ELECTRICAL CONTRACTOR.
- C. PROVIDE REFRIGERANT PIPING COMPLETE WITH INSULATION, SUPPORTS AND WHITE COLOR PVC JACKETING. INSTALL PIPING BELOW T-BAR CEILING. PROVIDE SLEEVES AT WALL PENETRATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- D. PROVIDE WINDOW AIR CONDITIONING UNIT COMPLETE WITH REMOTE CONTROL, MOUNTING BRACKET, CONDENSATE TERMINATION, AND WEATHER SEALING. VERIFY WINDOW OPENING DIMENSIONS AND STRUCTURAL SUPPORT PRIOR TO INSTALLATION. SEAL ALL PERIMETER GAPS AIRTIGHT AND WEATHERPROOF. PROVIDE INFILL PANEL OR GLAZING AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. MAINTAIN ACCESS FOR FILTER REMOVAL AND MAINTENANCE. POWER CONNECTION BY ELECTRICAL CONTRACTOR.
- E. PROVIDE NEW PNEUMATIC TEMPERATURE SENSOR TO CONTROL EXISTING CAV-203 (DUAL-DUCT MIXING BOX), COMPLETE WITH COMMISSIONING. DISCONNECT THE EXISTING PNEUMATIC SENSOR CONNECTION (LOCATION INDICATED ON DRAWING) TO CAV-203 AND REROUTE AIR CONTROL TUBING ABOVE THE T-BAR CEILING TO ACCOMMODATE THE NEW SENSOR LOCATION. SUPPLY THE SENSOR FROM THE EXISTING COMPRESSED AIR SYSTEM AT THE CEILING. INCLUDE MATERIAL EXTENSIONS AS REQUIRED IN TENDER PRICING.
- F. MAINTAIN EXISTING PNEUMATIC TEMPERATURE SENSOR AND ALL EXISTING CONNECTIONS, EXCEPT CAV-203, IN PLACE AND OPERATIONAL.



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Design & Engineering

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5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
4	ISSUED FOR TENDER	2026-01-21
3	ISSUED FOR P&S CD REVIEW	2026-01-16
2	ISSUED FOR PERMIT	2026-01-14
REV.	DESCRIPTION	DATE

KEY PLAN (NTS)	SEAL
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PROJECT TITLE  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

481 Spadina Ave  
DRAWING SHEET TITLE  
**SECOND FLOOR PLAN -  
HVAC NEW WORK**

DRAWN BY: BL SCALE: 1 : 50  
REVIEWED BY: AL DATE CREATED: 2025-09-09  
UNIVERSITY PROJECT NUMBER NORTH POINT  
P164-25-078

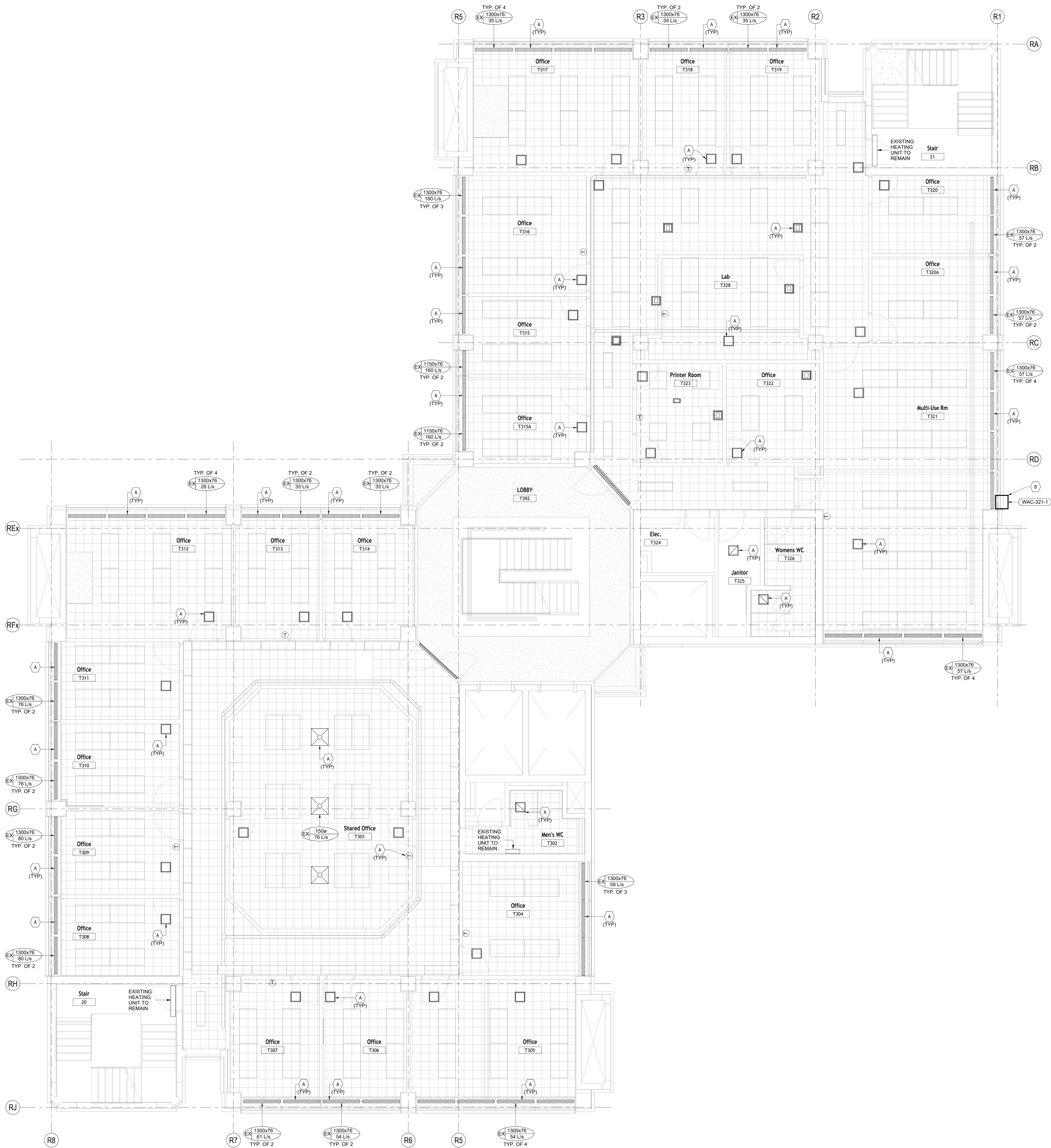
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**M321 5**







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**MECHANICAL NOTES**

A ITEMIZED PRICE NO 2: PROVIDE AIR BALANCING FOR ALL EXISTING SUPPLY, RETURN, AND EXHAUST DIFFUSERS AND GRILLES AND ALL DUAL-DUCT MIXING BOXES. NOT ALL AIRFLOW QUANTITIES ARE SHOWN; EXACT VALUES TO BE CONFIRMED BY THE ENGINEER AFTER PRE-CONSTRUCTION A/D/I. REFER TO SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.

WEATHER SEALING. VERIFY WINDOW OPENING DIMENSIONS AND STRUCTURAL SUPPORT PRIOR TO INSTALLATION. SEAL ALL PERIMETER GAPS AIRTIGHT AND WEATHERPROOF. PROVIDE INFILL PANEL OR GLAZING AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. MAINTAIN ACCESS FOR FILTER REMOVAL AND MAINTENANCE. POWER CONNECTION BY ELECTRICAL CONTRACTOR.

5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
4	ISSUED FOR TENDER	2026-01-21
3	ISSUED FOR P&S CD REVIEW	2026-01-18
2	ISSUED FOR PERMIT	2026-01-14
REV.	DESCRIPTION	DATE

KEY PLAN (NTS)	SEAL
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PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

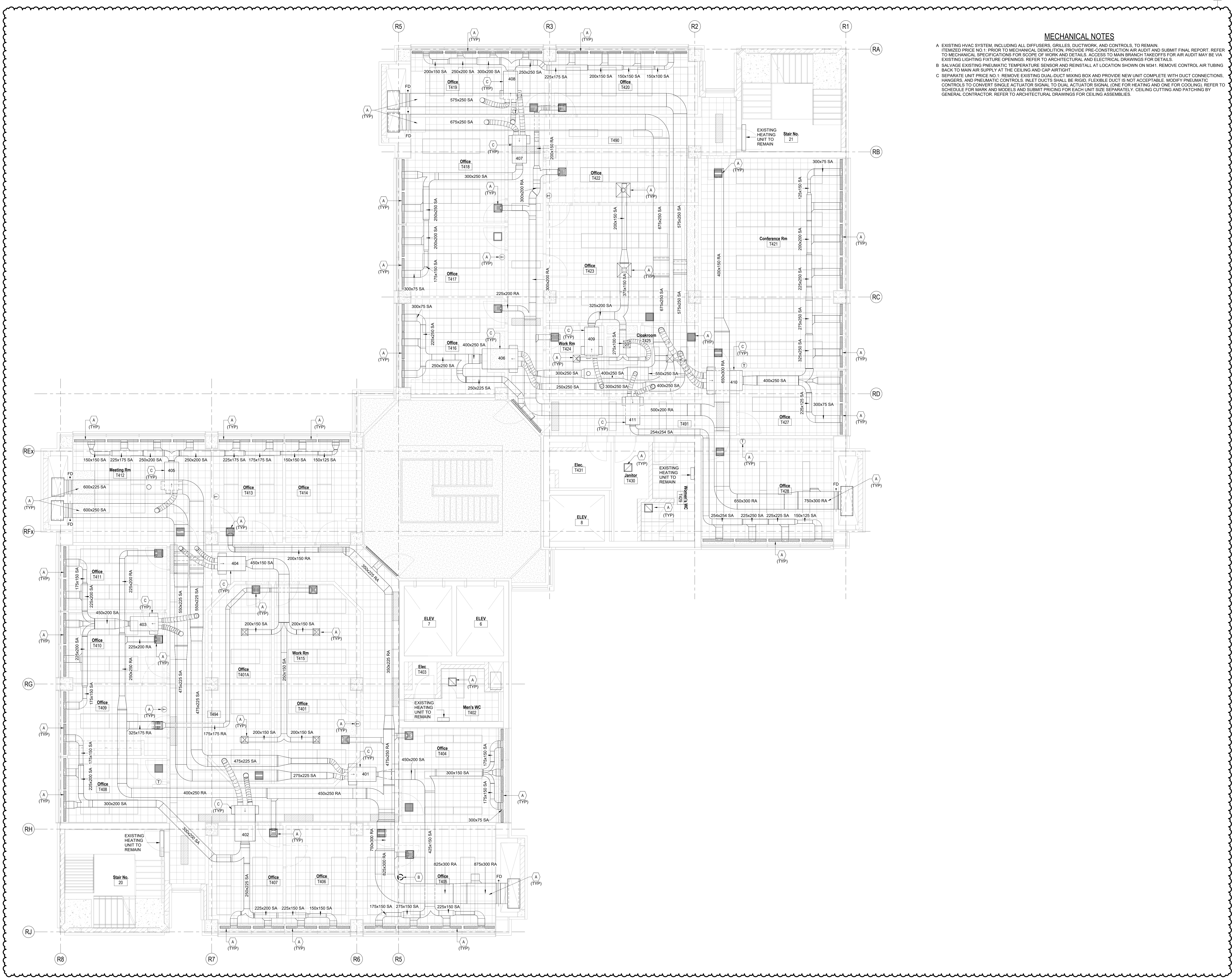
481 Spadina Ave  
DRAWING SHEET TITLE:  
**THIRD FLOOR PLAN -  
HVAC NEW WORK**

DRAWN BY: BL  
REVIEWED BY: AL  
UNIVERSITY PROJECT NUMBER: NORTH POINT  
**P164-25-078**

DRAWING NUMBER  
**M331**  
REV. NUMBER  
**5**



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MECHANICAL NOTES

- A. EXISTING HVAC SYSTEM, INCLUDING ALL DIFFUSERS, GRILLES, DUCTWORK, AND CONTROLS, TO REMAIN. ITEMIZED PRICE NO. 1: PRIOR TO MECHANICAL DEMOLITION, PROVIDE PRE-CONSTRUCTION AIR AUDIT AND SUBMIT FINAL REPORT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS. ACCESS TO MAIN BRANCH TAKEOFFS FOR AIR AUDIT MAY BE VIA EXISTING LIGHTING FIXTURE OPENINGS. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR DETAILS.
- B. SALVAGE EXISTING PNEUMATIC TEMPERATURE SENSOR AND REINSTALL AT LOCATION SHOWN ON M341. REMOVE CONTROL AIR TUBING BACK TO MAIN AIR SUPPLY AT THE CEILING AND CAP AIRTIGHT.
- C. SEPARATE UNIT PRICE NO. 1: REMOVE EXISTING DUAL-DUCT MIXING BOX AND PROVIDE NEW UNIT COMPLETE WITH DUCT CONNECTIONS, HANGERS, AND PNEUMATIC CONTROLS. INLET DUCTS SHALL BE RIGID. FLEXIBLE DUCT IS NOT ACCEPTABLE. MODIFY PNEUMATIC CONTROLS TO CONVERT SINGLE ACTUATOR SIGNAL TO DUAL ACTUATOR SIGNAL (ONE FOR HEATING AND ONE FOR COOLING). REFER TO SCHEDULE FOR MARK AND MODELS AND SUBMIT PRICING FOR EACH UNIT SIZE SEPARATELY. CEILING CUTTING AND PATCHING BY GENERAL CONTRACTOR. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING ASSEMBLIES.



University of Toronto  
UNIVERSITY PLANNING,  
DESIGN & CONSTRUCTION

Design & Engineering

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5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
4	ISSUED FOR TENDER	2026-01-21
3	ISSUED FOR F&S CD REVIEW	2026-01-16
2	ISSUED FOR PERMIT	2026-01-14
1	ISSUED FOR F&S CD REVIEW	2025-11-07
REV.	DESCRIPTION	DATE

KEY PLAN (NTS) SEAL

PROJECT TITLE  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

481 Spadina Ave  
DRAWING SHEET TITLE  
**4TH FLOOR PLAN - HVAC  
EXISTING AND REMOVAL  
WORK**

DRAWN BY: BL SCALE: 1:50  
REVIEWED BY: AL DATE CREATED: 2025-09-09  
UNIVERSITY PROJECT NUMBER, NORTH POINT  
P164-25-078

DRAWING NUMBER  
**M340**  
REV. NUMBER  
**5**



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**MECHANICAL NOTES**

A. PROVIDE WINDOW AIR CONDITIONING UNIT COMPLETE WITH REMOTE CONTROL, MOUNTING BRACKET, CONDENSATE TERMINATION, AND WEATHER SEALING. VERIFY WINDOW OPENING DIMENSIONS AND STRUCTURAL SUPPORT PRIOR TO INSTALLATION. SEAL ALL PERIMETER GAPS AIRTIGHT AND WEATHERPROOF. PROVIDE INFILL PANEL OR GLAZING AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. MAINTAIN ACCESS FOR FILTER REMOVAL AND MAINTENANCE. POWER CONNECTION BY ELECTRICAL CONTRACTOR.

B. REINSTALL AND COMMISSION EXISTING PNEUMATIC TEMPERATURE SENSOR AT THIS LOCATION TO CONTROL EXISTING DUAL-DUCT UNIT. SUPPLY SENSOR WITH COMPRESSED AIR FROM PREVIOUS AIR LINE CONNECTION BY PROVIDING EXTENDED AIR TUBING TO ACCOMMODATE NEW LOCATION. INSTALL HORIZONTAL AIR TUBING BELOW T-BAR CEILING AND CONCEAL IN SURFACE-MOUNTED

C. ITEMIZED PRICE NO.2: PROVIDE AIR BALANCING FOR ALL EXISTING SUPPLY, RETURN, AND EXHAUST DIFFUSERS AND GRILLES AND ALL DUAL-DUCT MIXING BOXES. NOT ALL AIRFLOW QUANTITIES ARE SHOWN; EXACT VALUES TO BE CONFIRMED BY THE ENGINEER AFTER PRE-CONSTRUCTION AUDIT. REFER TO SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.

5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
4	ISSUED FOR TENDER	2026-01-21
3	ISSUED FOR P&S CD REVIEW	2026-01-16
2	ISSUED FOR PERMIT	2026-01-14
REV.	DESCRIPTION	DATE

KEY PLAN (NTS)	SEAL
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PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

481 Spadina Ave  
DRAWING SHEET TITLE:  
**4TH FLOOR PLAN -  
HVAC NEW WORK**

DRAWN BY: BL  
REVIEWED BY: AL  
UNIVERSITY PROJECT NUMBER: NORTH POINT  
P164-25-078

SCALE: 1 : 50  
DATE CREATED: 2025-09-09  
DRAWING NUMBER  
**M341**  
REV. NUMBER  
**5**

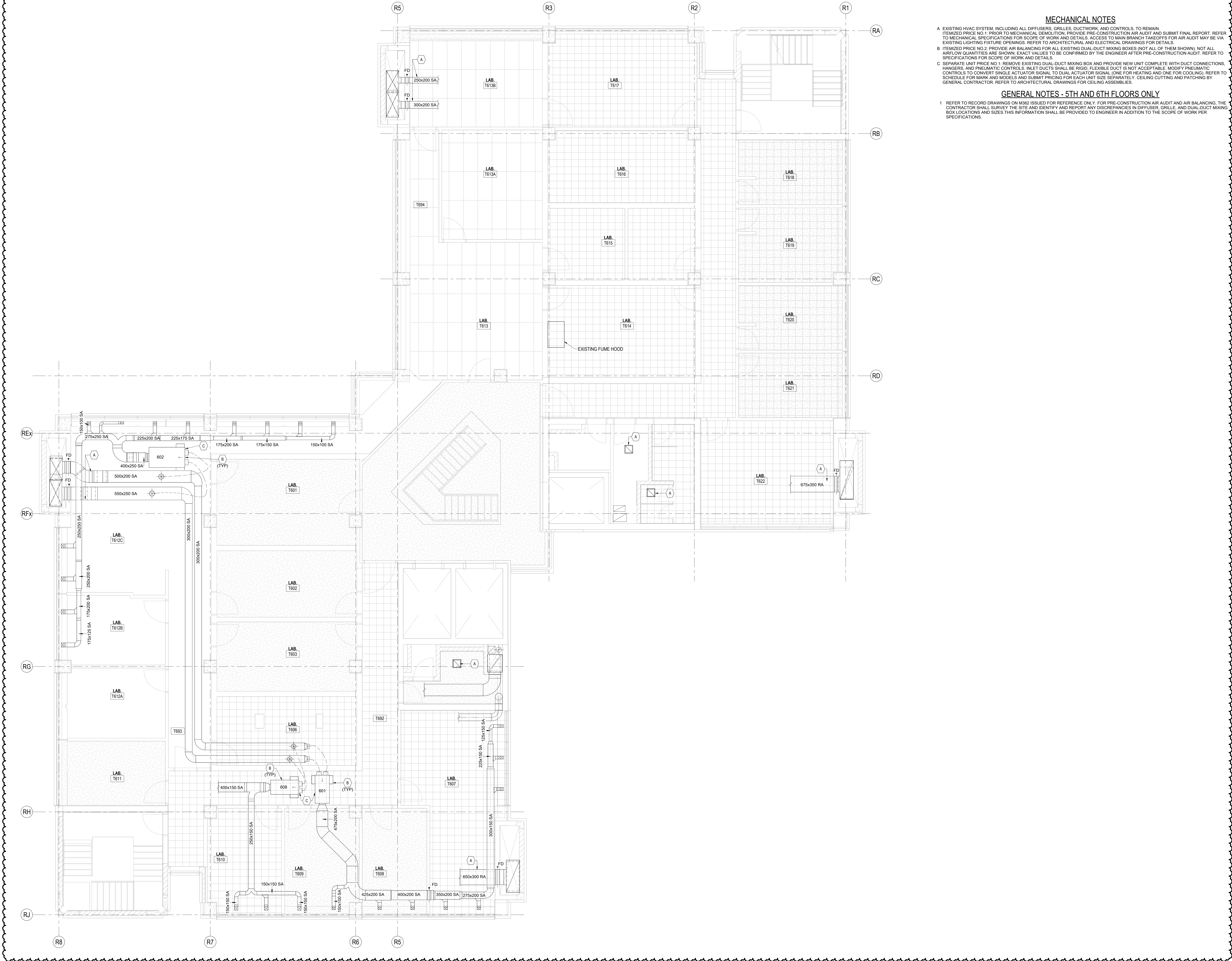






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MECHANICAL NOTES

- A. EXISTING HVAC SYSTEM, INCLUDING ALL DIFFUSERS, GRILLES, DUCTWORK, AND CONTROLS, TO REMAIN. ITEMIZED PRICE NO.1: PRIOR TO MECHANICAL DEMOLITION, PROVIDE PRE-CONSTRUCTION AIR AUDIT AND SUBMIT FINAL REPORT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS. ACCESS TO MAIN BRANCH TAKEOFFS FOR AIR AUDIT MAY BE VIA EXISTING LIGHTING FIXTURE OPENINGS. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR DETAILS.
- B. ITEMIZED PRICE NO.2: PROVIDE AIR BALANCING FOR ALL EXISTING DUAL-DUCT MIXING BOXES (NOT ALL OF THEM SHOWN). NOT ALL AIRFLOW QUANTITIES ARE SHOWN. EXACT VALUES TO BE CONFIRMED BY THE ENGINEER AFTER PRE-CONSTRUCTION AUDIT. REFER TO SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.
- C. SEPARATE UNIT PRICE NO.1: REMOVE EXISTING DUAL-DUCT MIXING BOX AND PROVIDE NEW UNIT COMPLETE WITH DUCT CONNECTIONS, HANGERS, AND PNEUMATIC CONTROLS. INLET DUCTS SHALL BE RIGID. FLEXIBLE DUCT IS NOT ACCEPTABLE. MODIFY PNEUMATIC CONTROLS TO CONVERT SINGLE ACTUATOR SIGNAL TO DUAL ACTUATOR SIGNAL (ONE FOR HEATING AND ONE FOR COOLING). REFER TO SCHEDULE FOR MARK AND MODELS AND SUBMIT PRICING FOR EACH UNIT SIZE SEPARATELY. CEILING CUTTING AND PATCHING BY GENERAL CONTRACTOR. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING ASSEMBLIES.

GENERAL NOTES - 5TH AND 6TH FLOORS ONLY

1. REFER TO RECORD DRAWINGS ON M362 ISSUED FOR REFERENCE ONLY. FOR PRE-CONSTRUCTION AIR AUDIT AND AIR BALANCING, THE CONTRACTOR SHALL SURVEY THE SITE AND IDENTIFY AND REPORT ANY DISCREPANCIES IN DIFFUSER, GRILLE, AND DUAL-DUCT MIXING BOX LOCATIONS AND SIZES. THIS INFORMATION SHALL BE PROVIDED TO ENGINEER IN ADDITION TO THE SCOPE OF WORK PER SPECIFICATIONS.

5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
REV.	DESCRIPTION	DATE

KEY PLAN (NTS)	SEAL
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PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

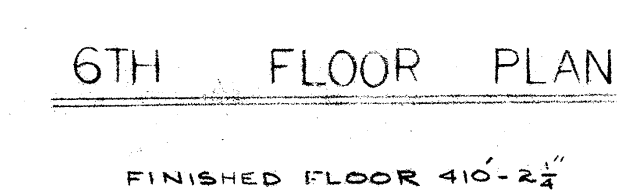
481 Spadina Ave  
DRAWING SHEET TITLE:  
**6TH FLOOR PLAN - HVAC  
NEW WORK**

DRAWN BY: BL  
REVIEWED BY: AL  
UNIVERSITY PROJECT NUMBER: NORTH POINT  
P164-25-078

DRAWING NUMBER  
**M361**  
REV. NUMBER  
**5**



FOR REFERENCE ONLY



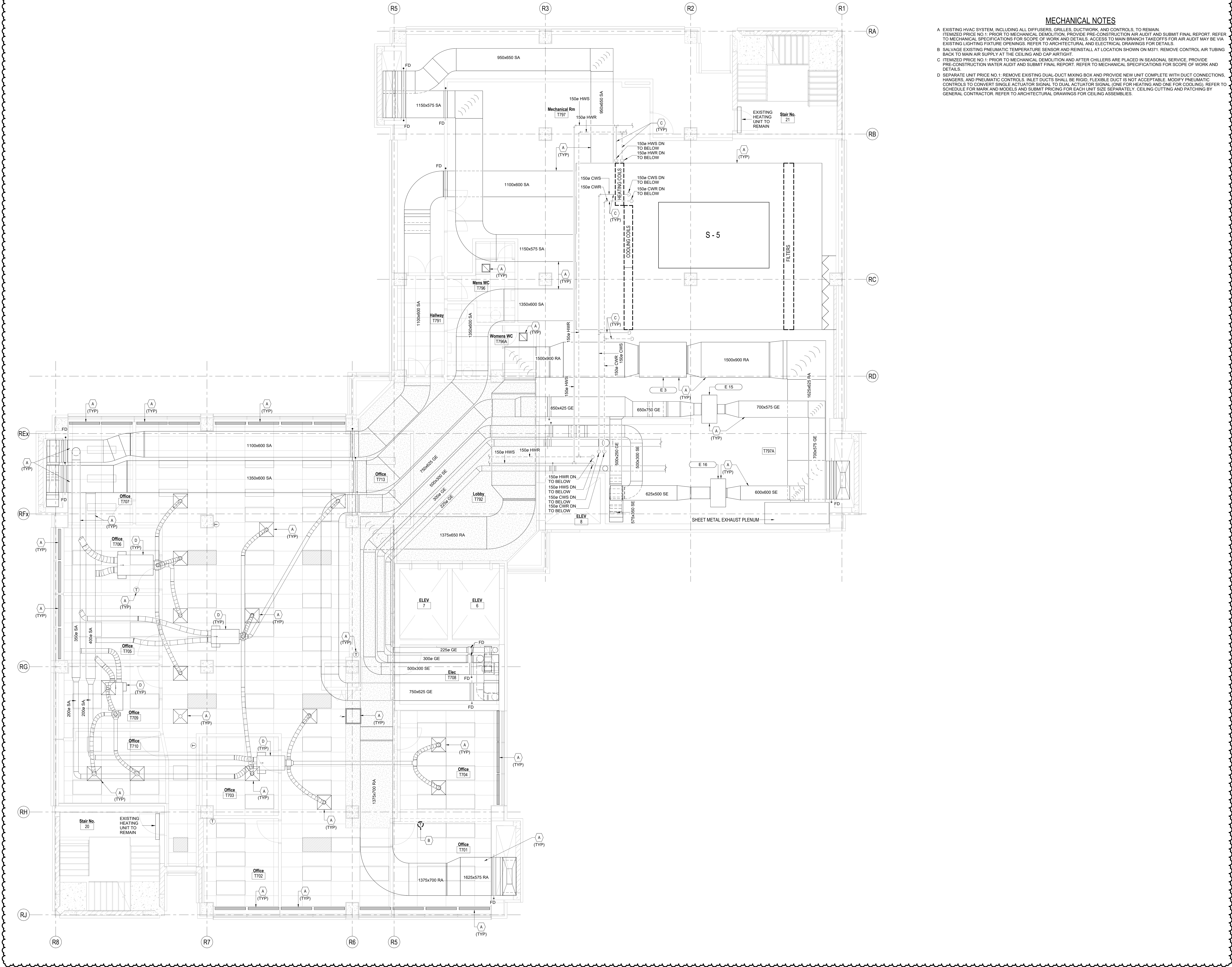
PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

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REVIEWED BY: AL	DATE CREATED: 2025-09-09
UNIVERSITY PROJECT NUMBER	NORTH POINT
P164-25-078	

DRAWING NUMBER	REV. NUMBER
<b>M362</b>	<b>5</b>

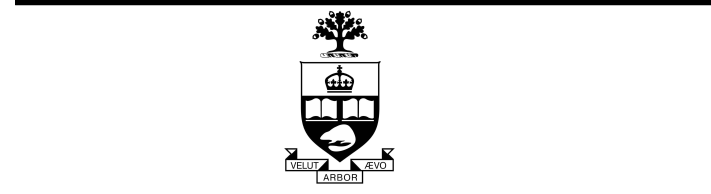


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MECHANICAL NOTES

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- B. SALVAGE EXISTING PNEUMATIC TEMPERATURE SENSOR AND REINSTALL AT LOCATION SHOWN ON M371. REMOVE CONTROL AIR TUBING BACK TO MAIN AIR SUPPLY AT THE CEILING AND CAP AIRTIGHT.
- C. ITEMIZED PRICE NO.1: PRIOR TO MECHANICAL DEMOLITION AND AFTER CHILLERS ARE PLACED IN SEASONAL SERVICE, PROVIDE PRE-CONSTRUCTION WATER AUDIT AND SUBMIT FINAL REPORT. REFER TO MECHANICAL SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.
- D. SEPARATE UNIT PRICE NO.1: REMOVE EXISTING DUAL-DUCT MIXING BOX AND PROVIDE NEW UNIT COMPLETE WITH DUCT CONNECTIONS, HANGERS, AND PNEUMATIC CONTROLS. INLET DUCTS SHALL BE RIGID. FLEXIBLE DUCT IS NOT ACCEPTABLE. MODIFY PNEUMATIC CONTROLS TO CONVERT SINGLE ACTUATOR SIGNAL TO DUAL ACTUATOR SIGNAL (ONE FOR HEATING AND ONE FOR COOLING). REFER TO SCHEDULE FOR MARK AND MODELS AND SUBMIT PRICING FOR EACH UNIT SIZE SEPARATELY. CEILING CUTTING AND PATCHING BY GENERAL CONTRACTOR. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING ASSEMBLIES.



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5	ISSUED FOR ADDENDUM NO. 2	2026-02-06
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2	ISSUED FOR PERMIT	2026-01-14
1	ISSUED FOR F&S CD REVIEW	2025-11-07

REV. DESCRIPTION DATE

KEY PLAN (NTS) SEAL

PROJECT TITLE  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

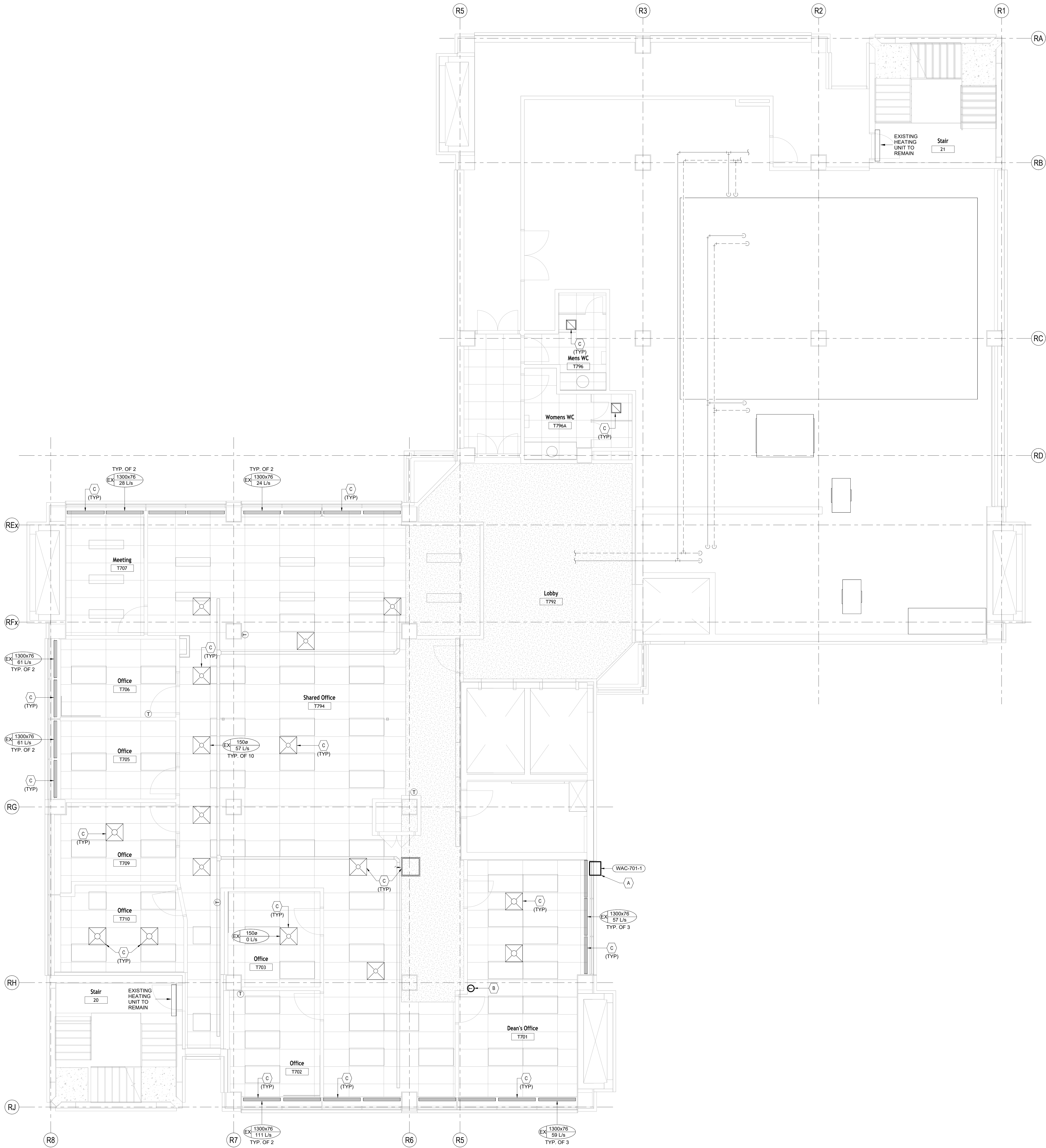
481 Spadina Ave  
DRAWING SHEET TITLE  
**7TH FLOOR PLAN - HVAC  
EXISTING AND REMOVAL  
WORK**

DRAWN BY: BL SCALE: 1 : 50  
REVIEWED BY: AL DATE CREATED: 2025-09-09  
UNIVERSITY PROJECT NUMBER / NORTH POINT  
**P164-25-078**

DRAWING NUMBER REV. NUMBER  
**M370 5**



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- MECHANICAL NOTES**
- A PROVIDE WINDOW AIR CONDITIONING UNIT COMPLETE WITH REMOTE CONTROL, MOUNTING BRACKET, CONDENSATE TERMINATION, AND WEATHER SEALING. VERIFY WINDOW OPENING DIMENSIONS AND STRUCTURAL SUPPORT PRIOR TO INSTALLATION. SEAL ALL PERIMETER GAPS AIRTIGHT AND WEATHERPROOF. PROVIDE INFILL PANEL OR GLAZING AS REQUIRED. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS. MAINTAIN ACCESS FOR FILTER REMOVAL AND MAINTENANCE. POWER CONNECTION BY ELECTRICAL CONTRACTOR.
- B REINSTALL AND COMMISSION EXISTING PNEUMATIC TEMPERATURE SENSOR AT THIS LOCATION TO CONTROL EXISTING DUAL-DUCT UNIT. SUPPLY SENSOR WITH COMPRESSED AIR FROM PREVIOUS AIR LINE CONNECTION BY PROVIDING EXTENDED AIR TUBING ABOVE T-BAR.
- C ITEMIZED PRICE NO 2: PROVIDE AIR BALANCING FOR ALL EXISTING SUPPLY, RETURN, AND EXHAUST DIFFUSERS AND GRILLES AND ALL DUAL-DUCT MIXING BOXES. NOT ALL AIRFLOW QUANTITIES ARE SHOWN. EXACT VALUES TO BE CONFIRMED BY THE ENGINEER AFTER PRE-CONSTRUCTION AUDIT. REFER TO SPECIFICATIONS FOR SCOPE OF WORK AND DETAILS.

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REV.	DESCRIPTION	DATE

KEY PLAN (NTS)	SEAL
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PROJECT TITLE:  
UNIVERSITY OF TORONTO  
**Tower FOI Relocation**

481 Spadina Ave  
DRAWING SHEET TITLE:  
**7TH FLOOR PLAN - HVAC**  
**NEW WORK**

DRAWN BY: BL SCALE: 1 : 50  
REVIEWED BY: AL DATE CREATED: 2025-09-09  
UNIVERSITY PROJECT NUMBER: NORTH POINT

P164-25-078

DRAWING NUMBER  
**M371**

REV. NUMBER  
**5**